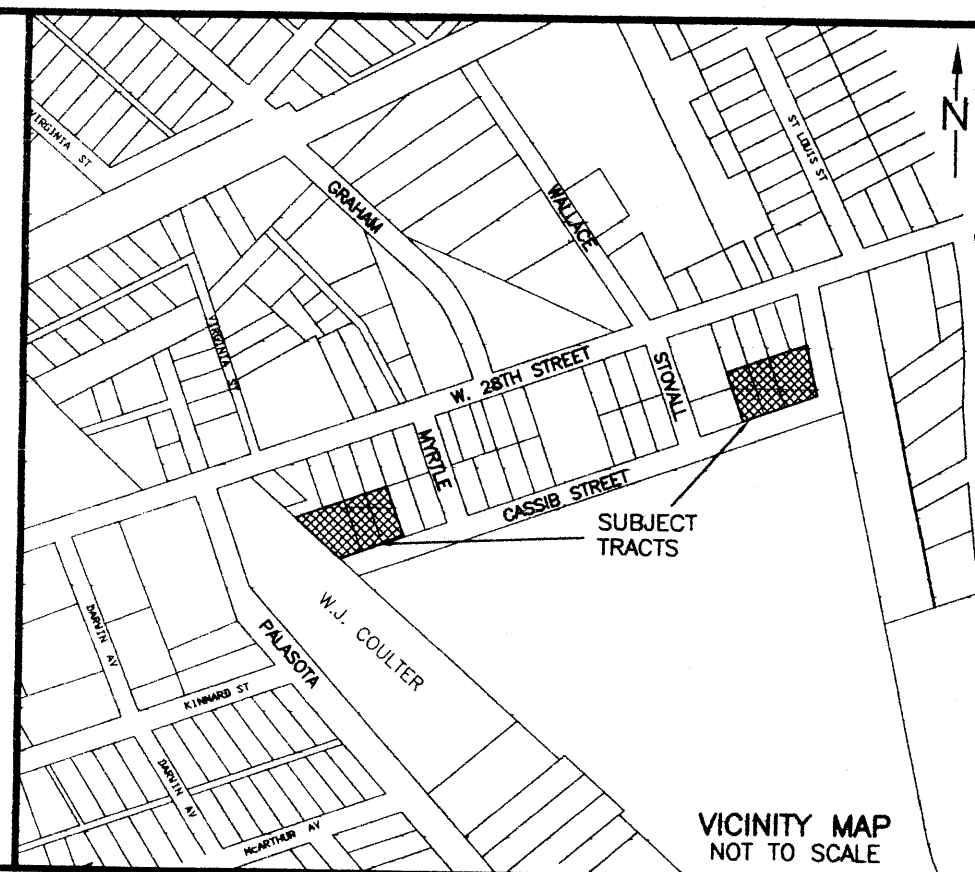




SCALE: 1" = 30'

30 0 30 60 90 Feet



VICINITY MAP
NOT TO SCALE

EXISTING WATER LINE

EXISTING SANITARY SEWER LINE

W. 28TH STREET

LOT 5
BLOCK 1

LOT 4
BLOCK 1

LOT 3
BLOCK 1

LOT 2
BLOCK 1

1/2 INCH IRON
PIPE FOUND

LOT 1
BLOCK 1

LOT 9
BLOCK 1

LOT 8
BLOCK 1

LOTS 6 & 7
BLOCK 1

0.5 ACRES

CASSIB STREET
50' R.O.W.

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ARE ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992.
3. 5/8 INCH IRON ROD AT ALL EXTERIOR CORNER UNLESS OTHERWISE NOTED.

LEGEND:

- STORM DRAIN JUNCTION BOX
- FIRE HYDRANT
- ✱ WATER VALVE

ORIGINAL PLAT

METES AND BOUNDS DESCRIPTION

OF A
0.488 ACRE TRACT
LOTS 8, 9 AND 10, BLOCK 3
STOVALL ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 0.34 ACRE TRACT DESCRIBED AS TRACT THREE BY A DEED TO BRYAN/COLLEGE STATION HABITAT FOR HUMANITY RECORDED IN VOLUME 5715, PAGE 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 1.03 ACRE TRACT AS DESCRIBED BY A DEED TO HABITAT FOR HUMANITY RECORDED IN VOLUME 7190, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.34 ACRE TRACT AND SAID PORTION OF 1.03 ACRE TRACT COMPRISING ALL OF LOTS 8, 9 AND 10, BLOCK 3, STOVALL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF CASSIB STREET (50' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE: S 70° 33' 38" W ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 149.28 FEET TO A 3/8 INCH IRON ROD FOUND IN CONCRETE ON THE NORTHEAST LINE OF LOT 1-B, REPLAT OF W. J. COULTER'S SUBDIVISION OF MORILLE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 6587, PAGE 277 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 8;

THENCE: N 48° 38' 07" W ALONG THE COMMON LINE OF SAID 1.03 ACRE TRACT AND SAID W. J. COULTER'S SUBDIVISION, SAME BEING THE ORIGINAL SOUTHWEST LINE OF SAID LOT 8, FOR A DISTANCE OF 133.88 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 1.03 ACRE TRACT, SAME BEING THE ORIGINAL NORTHWEST CORNER OF SAID LOT 8;

THENCE: N 70° 33' 38" E ALONG THE COMMON LINE OF SAID LOTS 8, 9 AND 10 AND LOTS 4, 5 AND 6, BLOCK 3, FOR A DISTANCE OF 214.58 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 10 AND LOTS 2, 3 AND 11, BLOCK 3;

THENCE: S 19° 26' 22" E ALONG THE COMMON LINE OF SAID LOTS 10 AND 11 FOR A DISTANCE OF 116.87 FEET TO THE POINT OF BEGINNING CONTAINING 0.488 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502

METES AND BOUNDS DESCRIPTION

OF A
0.5 ACRE TRACT
LOTS 6, 7, 8 AND 9, BLOCK 1
STOVALL ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 6, 7, 8 AND 9, BLOCK 1, STOVALL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF CASSIB STREET (50' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID LOTS 6 AND 7;

THENCE: S 70° 33' 38" W ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 177.94 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 9 AND THE SOUTHEAST CORNER OF LOT 10, BLOCK 1;

THENCE: N 19° 26' 22" W ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 10 FOR A DISTANCE OF 114.98 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE EAST LINE OF LOT 1, BLOCK 1, MARKING THE NORTHWEST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 1;

THENCE: N 69° 30' 45" E ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 2, AT 99.88 FEET PASS A 3/4 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 8, CONTINUE ON FOR A TOTAL DISTANCE OF 192.19 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOTS 6 AND 7 AND THE SOUTHEAST CORNER OF LOT 5, BLOCK 1;

THENCE: S 12° 36' 06" E ALONG THE EAST LINE OF SAID LOTS 6 AND 7 FOR A DISTANCE OF 119.35 FEET TO THE POINT OF BEGINNING CONTAINING 0.5 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502

SHEET ONE OF TWO

SEE SHEET TWO FOR REPLAT

REPLAT

OF
LOTS 6&7, 8 AND 9, BLOCK 1
AND
LOTS 8, 9 AND 10, BLOCK 3
STOVALL ADDITION
VOLUME 185, PAGE 527
(INCLUDES A PORTION OF A 1.03 ACRE TRACT)
STEPHEN F. AUSTIN LEAGUE, A-9
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY, 2005
PLAT DATE: 05-02-06

JOB NUMBER: 06-190
CAD NAME: 06-190R1
CR5 FILE: 04-0151 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

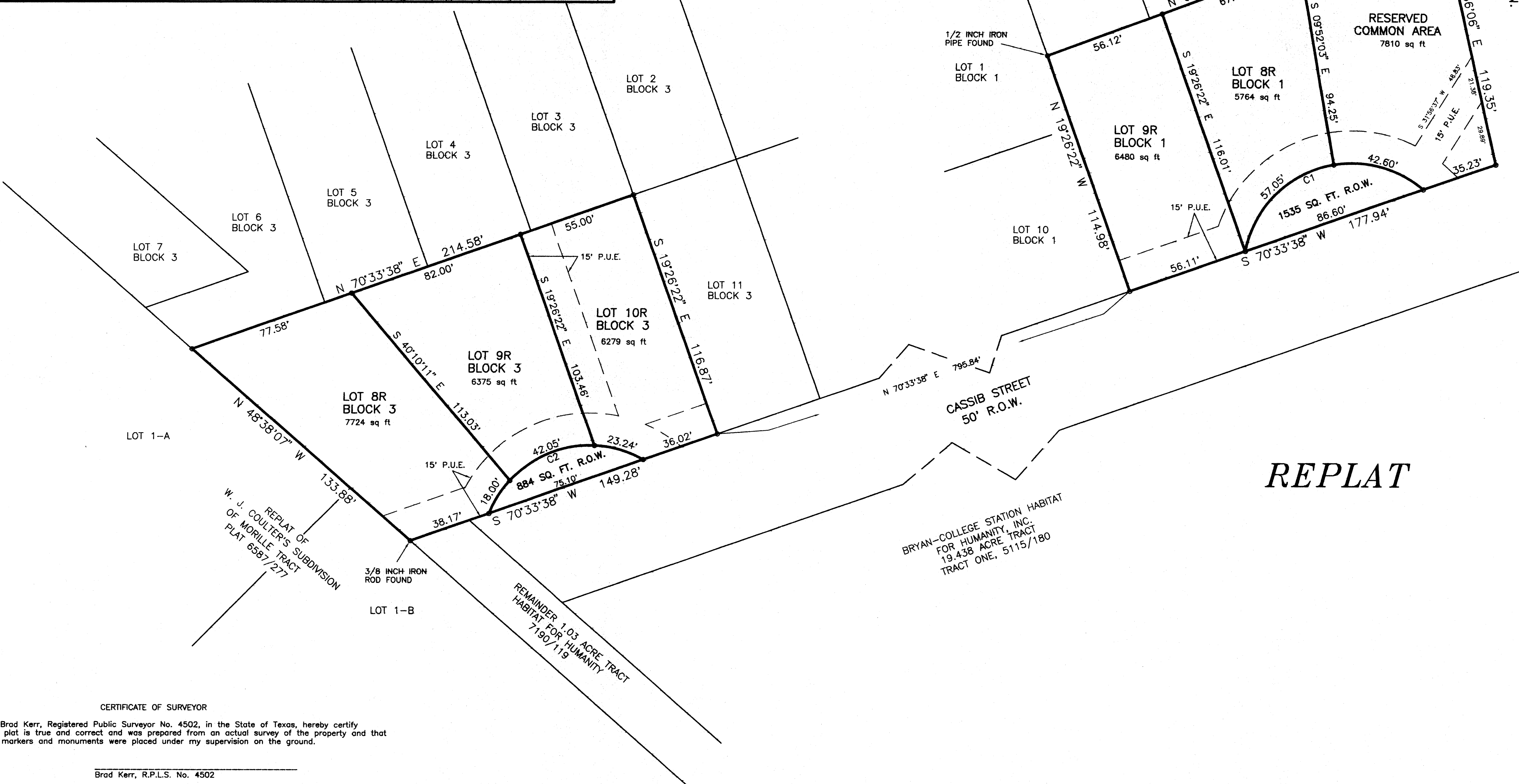
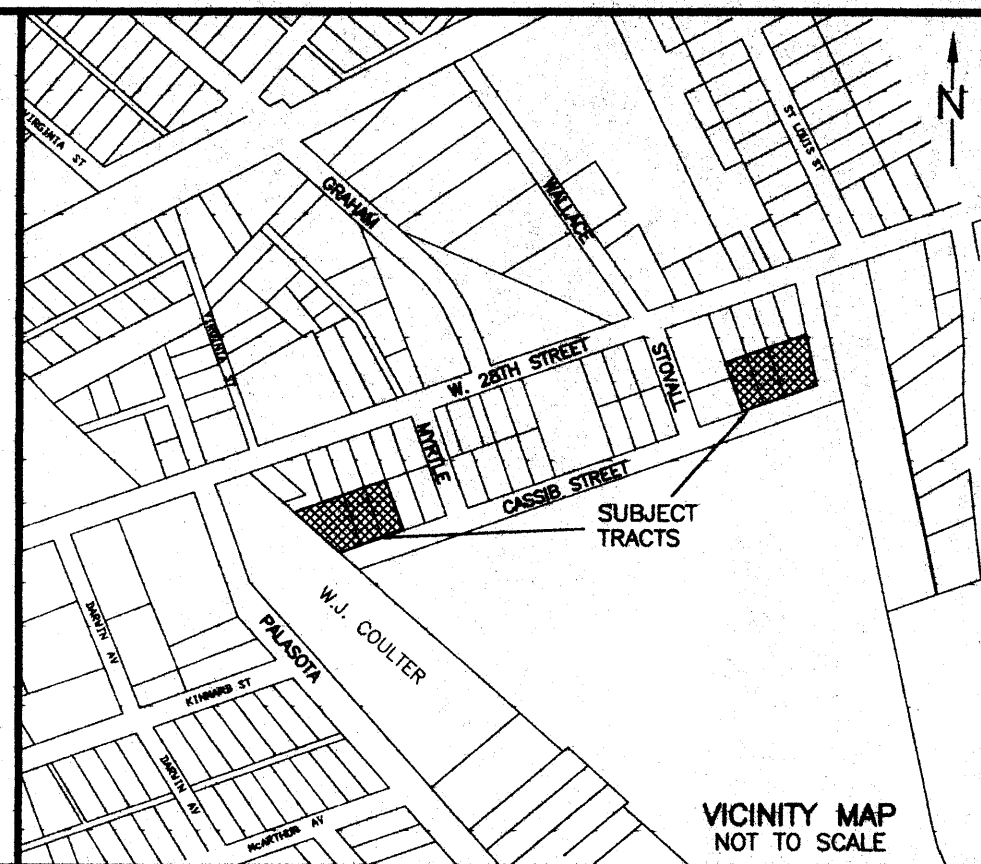
PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200

RP06-10



SCALE: 1" = 30'

30 0 30 60 90 Feet



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ARE ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992.
3. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN S.D.R.O.
6. R.O.W. - RIGHT-OF-WAY DEDICATION
7. P.U.E. - PUBLIC UTILITY EASEMENT
8. PROPERTY IS CURRENTLY ZONED "SF-5".

C1	C2
R=50.00'	R=50.00'
D=120'00"00"	D=97'20"50"
L=104.72'	L=84.95'
T=86.60'	T=56.86'
LC=86.60'	LC=75.10'
CB=S 70°33'38" W	CB=S 70°33'38" W

REPLAT

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 8R, 9R and Reserved Common Area, Block 1, and Lot 8R, Lot 9R and Lot 10R, Block 3, Stovall Addition to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2006.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the day of _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2006.

Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

SHEET TWO OF TWO
SEE SHEET ONE FOR ORIGINAL PLAT

REPLAT

OF
LOTS 6&7, 8 AND 9, BLOCK 1
AND
LOTS 8, 9 AND 10, BLOCK 3
STOVALL ADDITION
VOLUME 185, PAGE 527
(INCLUDES A PORTION OF A 1.03 ACRE TRACT)
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